

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S York Rd., 121' S c/L of : OF BALTIMORE COUNTY
Talbot Ave. (2331 York Rd.) :
8th Election District :
JO ANN KEIL, Petitioner : Case No. 88-514-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of May, 1988, a copy of the foregoing Entry of Appearance was mailed to Jo Ann Keil, P.O. Box 4056, Timonium, MD 21093, Petitioner; and Jeanne O'Connor, Agent, Simons Construction Co., 515 E. Joppa Rd., Towson, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

April 29, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 88-514-A
E/S York Road, 121' S c/L Talbot Avenue (2331 York Road)
8th Election District - 4th Councilmanic
Petitioner(s): Jo Ann Keil
HEARING SCHEDULED: TUESDAY, JUNE 28, 1988 at 11:00 a.m.

Variance to allow 72 square foot double faced free standing sign in lieu of the permitted 8 square foot sign attached to the building.

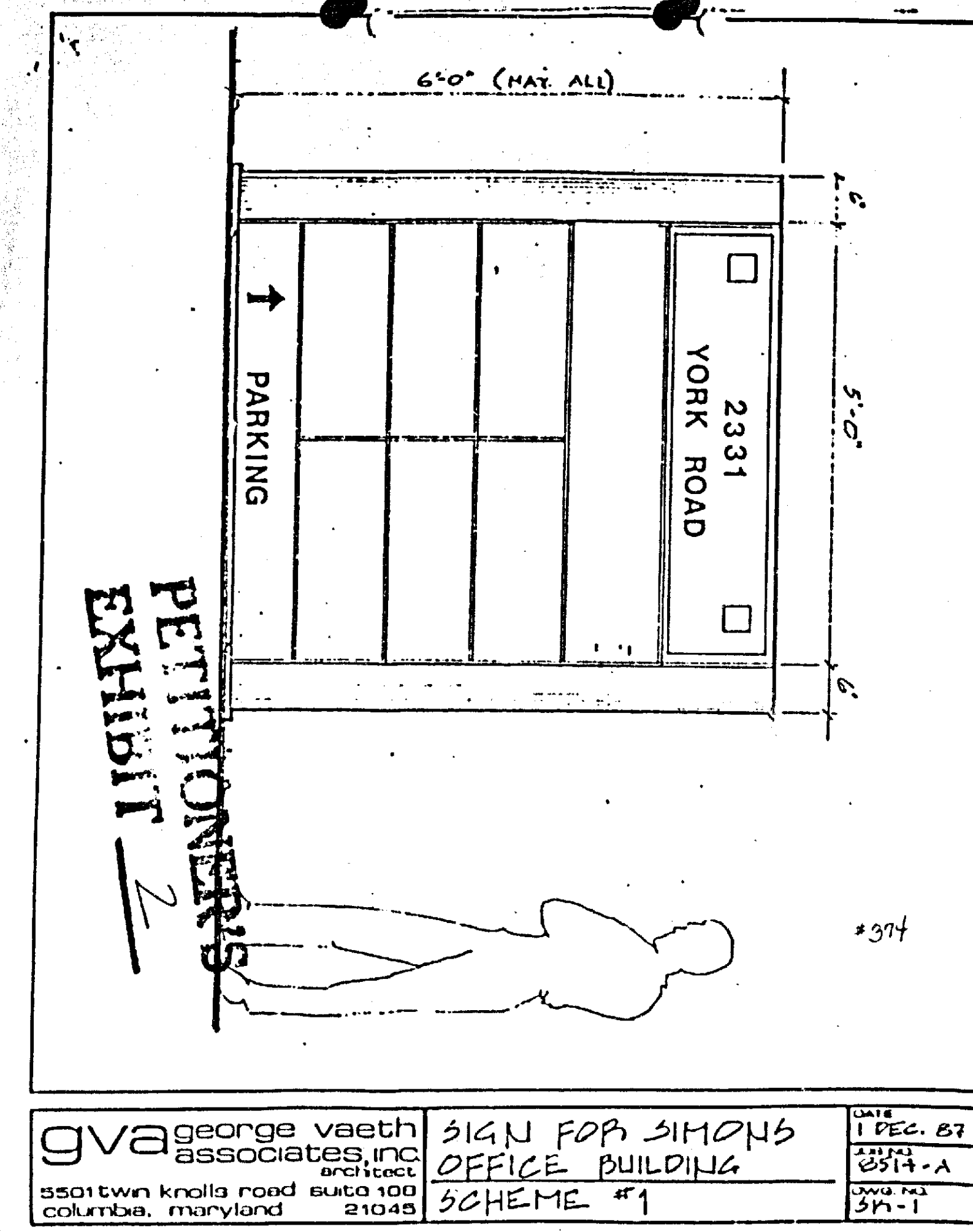
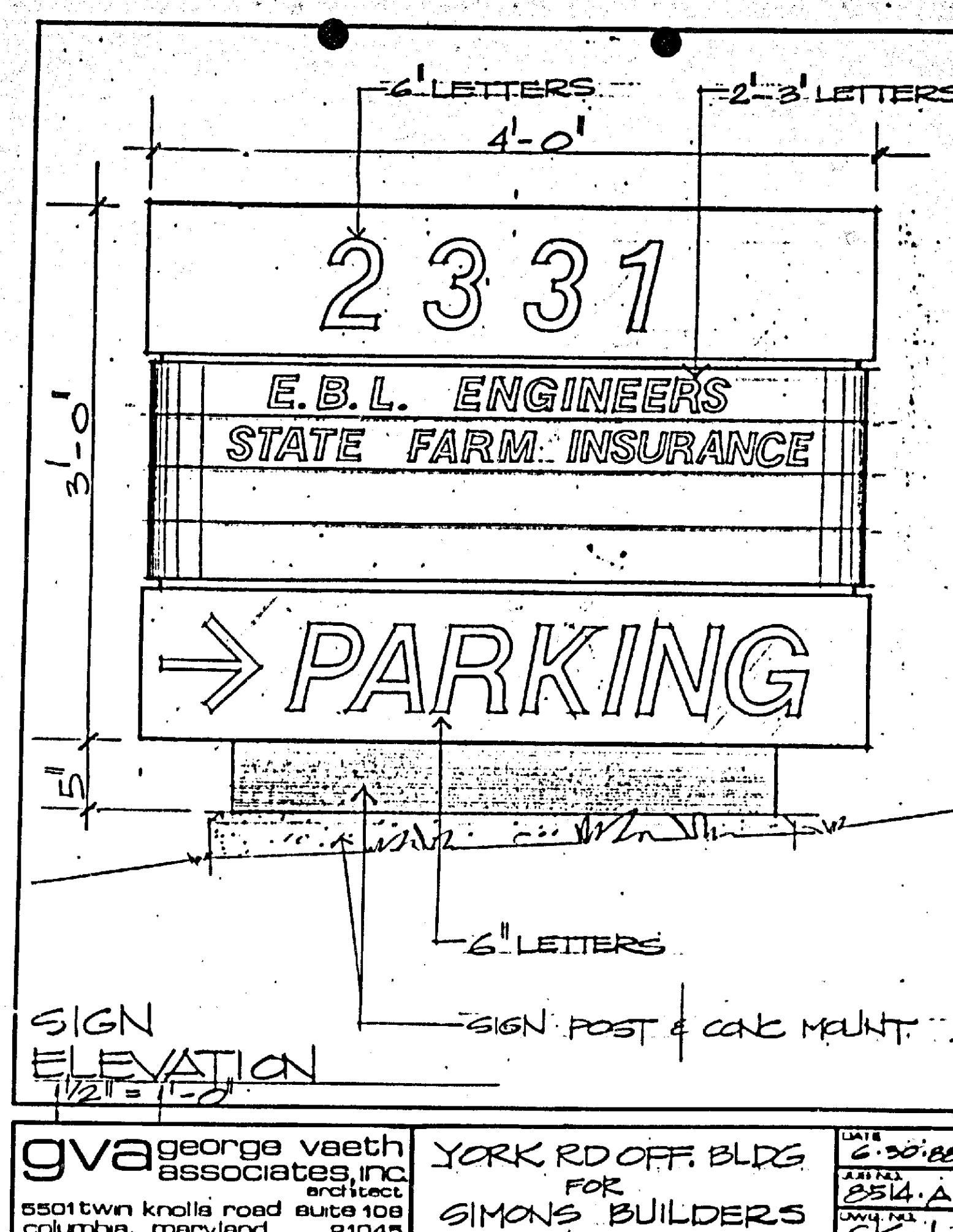
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Jo Ann Keil
Simons Construction Company
File



Dennis F. Rasmussen
County Executive



"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD, June 2, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md, appearing on June 2, 1988.

THE JEFFERSONIAN,

S. Zeke Orlean
Publisher

\$31.05

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD, June 8, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md, once in each of successive weeks, the first publication appearing on June 8, 1988.

TOWSON TIMES,

S. Zeke Orlean
Publisher

\$48.02

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 6/10/88
Posted for: Variance
Petitioner: Jo Ann Keil
Location of property: E/S York Rd., 121' S c/L Talbot Ave.
Location of Sign: Facing York Rd., corner E. Joppa Rd.
Remarks: Variance to allow 72 square foot double faced free standing sign in lieu of the permitted 8 square foot sign attached to the building.
Posted by: *[Signature]* Date of return: 6/10/88
Number of Signs: 1

88-514-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 20th day of April, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Jo Ann Keil
Petitioner's Attorney: *[Signature]*
Received by: *[Signature]*
Chairman, Zoning Plans Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

May 12, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

Re: Property Owner: JoAnn Keil

Location: E/S York Road, 121' S c/L Talbot Avenue

Item No.: 374

Zoning Agenda: Meeting of 4/26/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
FROM: P. David Fields, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition #88-514-A

Date: May 12, 1988

RECEIVED ZONING OFFICE
DATE: 5/14/88

This office is opposed to the granting of this request. The standards set forth in the Baltimore County Zoning Regulations are adequate. Further, it is this office's opinion that the proposed "2331 York Road" may be an ID sign, but the separate reader-board is advertising. Finally, this size and type of sign is inconsistent with the spirit and intent of the R.O. zone.

P. David Fields per J. G. Hoswell
P. David Fields, Director
Office of Planning and Zoning

PDF/jat
cc: Shirley Hess, People's Council
J. G. Hoswell
Zoning Office

CP5-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 6, 1988

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

000

Ms. Jo Ann Keil
P.O. Box 4056
Timonium, Maryland 21093

RE: Item No. 374 - Case No. 88-514-A
Petitioner: Jo Ann Keil
Petition for Zoning Variance

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Dear Ms. Keil:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosure

cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204



Maryland Department of Transportation State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

April 28, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

RE: Baltimore County
Office Building
2331 York Road
E/S York Road
Maryland Route 45
opposite Lincoln Street
Zoning meeting 4/26/88
Item No. 374

Dear Mr. Haines:

After reviewing the submittal for a variance to permit a 72 square foot (double faced) free standing sign in lieu of the permitted 8 square foot sign attached to the building, the State Highway Administration-Bureau of Engineering Access Permits offers the following comments.

The submittal for variance of a business sign has been forwarded to the State Highway Administration-Beautification Section, C/O Morris Stein (333-1642) for all comments relative to zoning.

If you have any questions, please call Larry Brocato of this office (333-1350).

Very truly yours,

Steve J. Mills, Jr.
Steve J. Mills, Jr.
Chief-Bureau of Engineering
Access Permits

LB/es

cc: J. Ogle
Morris Stein w/att.

RECEIVED
MAY 2 1988
ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 545-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

May 19, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number

374, 375, 376, 377, 378 and 380.

Very truly yours,

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/pml-b

RECEIVED
MAY 23 1988
ZONING OFFICE

PETITIONER(S) EXHIBIT ()



3C



3D

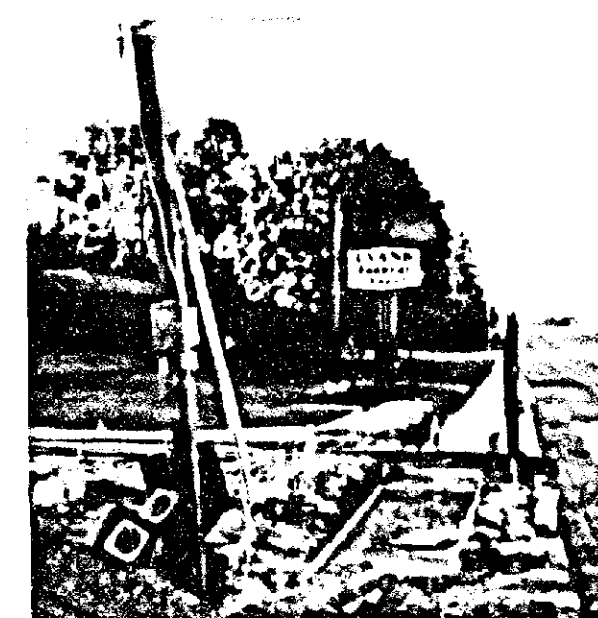
3D

Location of
sign

PETITIONER(S) EXHIBIT (3)



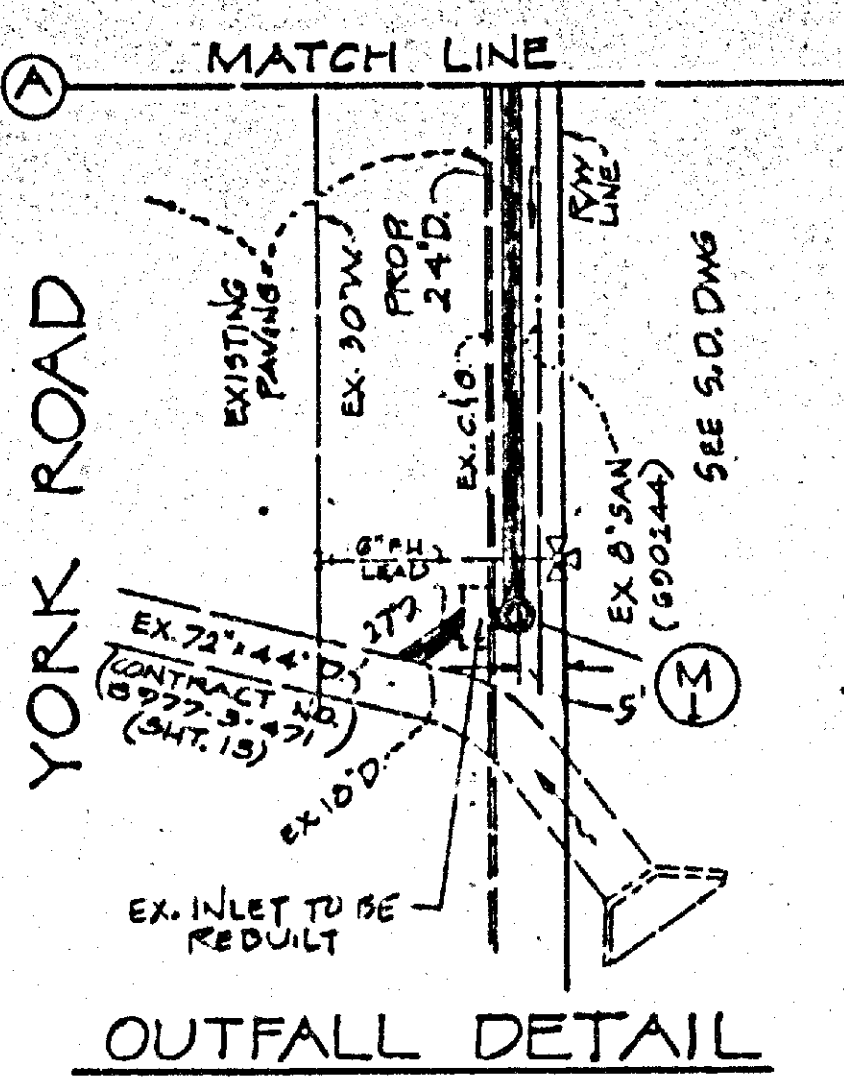
3A
North Talbot Ave



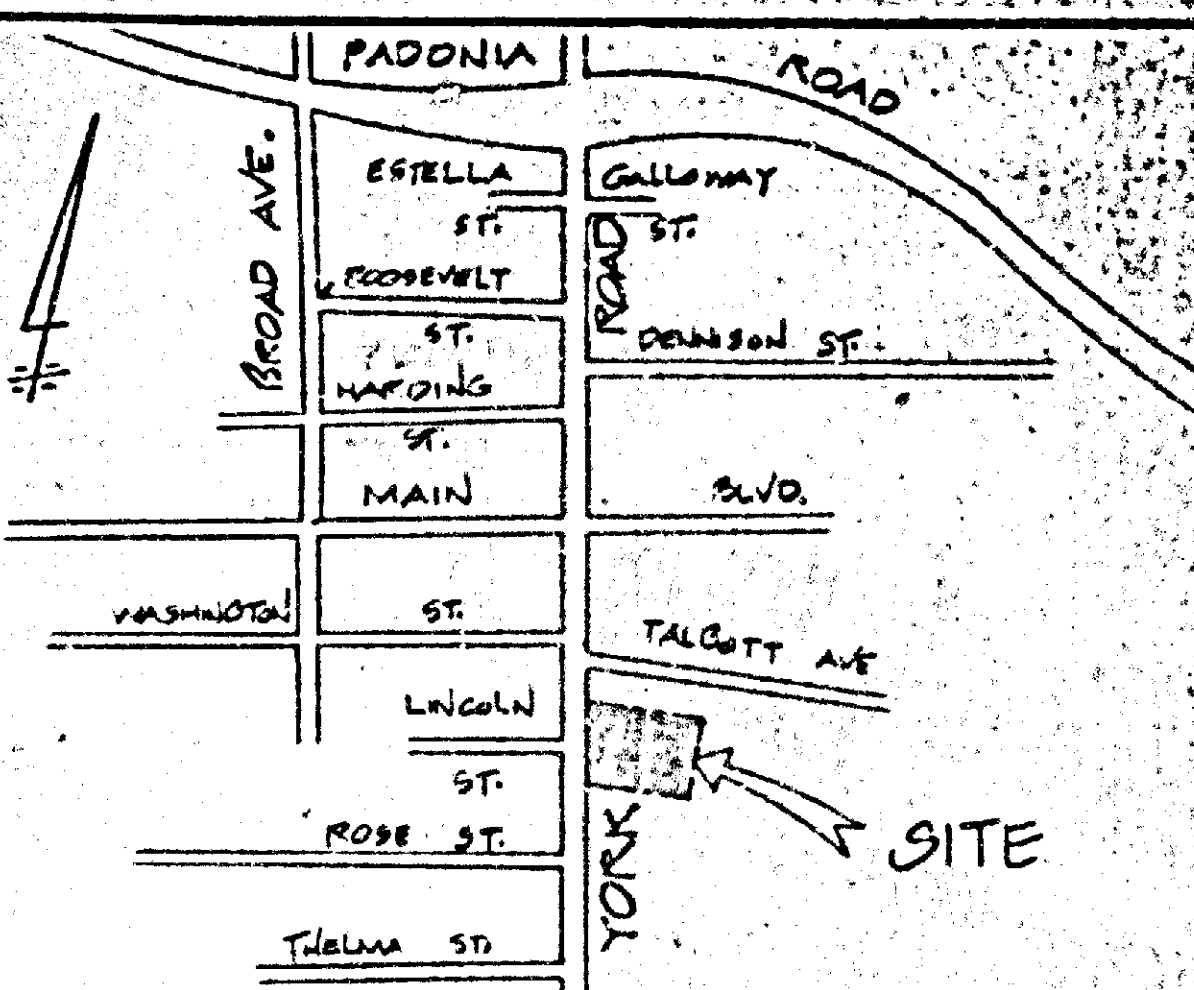
3B

South

TALBOTT AVENUE



- GENERAL NOTES CONTINUED
20. CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES AT LEAST 3 DAYS BEFORE STARTING WORKS:
BELL TELEPHONE SYSTEM (530-7900 EXT. 649)
LONG DISTANCE CABLE CO. (530-9900 EXT. 555-5554)
BALTO. G. & E. (530-2000 EXT. 631)
 21. PROPOSED BORROW SOURCES SHALL MEET UNIFIED CLASSIFICATION SYSTEM DESIGNATION "SM" OR BETTER AND SHOULD BE APPROVED BY THE INSPECTION AGENCY PRIOR TO USE.
 22. BUSINESS SIGNAGE WILL BE ATTACHED TO THE BUILDING AND IS LIMITED TO 8 SQ. FT. IN AREA.
 23. SEE GRADING & SEDIMENT CONTROL PLAN FOR SEDIMENT CONTROL DETAILS.
 24. SEE LANDSCAPE PLAN FOR LANDSCAPE DETAILS.
 25. HANDICAPPED RAMP SHALL BE CONSTRUCTED AT ALL CURB RETURNS SEE STD. DETAILS R-36 & R-36A
 26. SOILS FOR THIS SITE ARE B-52 (SOILS MAP 20)
 27. THE AREA OF AMENITY OPEN SPACE PROVIDED ON THE BALCONIES DOES NOT EXCEED TWICE THE TOTAL AREA OF THE CLEAR, OPEN AND UNOBSTRUCTED PORTIONS OF THE OPEN AND PARTIALLY OPEN SIDES.



VICINITY MAP
SCALE: 1" = 300'

GENERAL NOTES

1. SITE AREA: 1.540 AC. (53,028 S.F.); GROSS SITE AREA: 1.494 AC. (62,000 S.F.)
GROSS "FOOT" AREA: 0.972 AC. (42,570 S.F.)
"DR. 3.5" AREA: 0.921 AC. (22,400 S.F.)
2. EXISTING ZONING OF SITE: "RO" (DR. 3.5)
3. EXISTING USE OF SITE: RESIDENTIAL
4. PROPOSED USE OF SITE: 3 STY MEDICAL OFFICE BUILDING
5. FLOOR AREA RATIO:
A. PERMITTED: 21185 + (42320 * 0.5)
B. PROPOSED: 21185 + (21185 * 0.5) + (42320 * 0.5)
6. AMENITY OPEN SPACE (SHADED):
A. REQUIRED: 11,673 S.F. (11,673 + 42320 * 0.25)
B. PROVIDED: 11,673 S.F. (11,673 + 42320 * 0.25) + 1030 S.F. / BALCONY.
C. TOTAL SPACES PROVIDED: 71
D. TOTAL SPACES REQUIRED: 71 (INCLUDING 4 HC)
7. OFF-STREET PARKING DATA:
A. GROUND FLOOR AREA: 6233 S.F. REQUIRING 24 SPACES (181/300)
B. UPPER FLOOR AREA: 12,210 S.F. REQUIRING 47 SPACES (57/100)
C. TOTAL SPACES PROVIDED: 71
D. TOTAL SPACES REQUIRED: 71 (INCLUDING 4 HC)
8. PROPOSED SEWAGE PLANS: 15022 GPD (21185 MED OFFICE @ 0.61 GPD/SP) + 1030 GPD (BALCONY)
9. EXISTING WELL TO BE ABANDONED BY A LICENSED WELL DRILLER
10. SITE IS LOCATED IN THE BEAVER DAM RUN DRAINAGE AREA
11. SITE IS SERVED BY MTA BUS LANE NO. 2 (N. 10)
12. SITE GRANTED S.W. MANAGEMENT. OWNER SEE LETTER DATED 4/1/83
13. CONTRACTOR TO EXCAVATE FOR LOCATION & DEPTH OF EXISTING UTILITIES BEFORE LAYING ANY PIPE
14. ALL ON-SITE UTILITIES TO BE BUILT UNDER BALTO. COUNTY PLUMBING CODE & SPECIFICATIONS & BY A QUALIFIED UTILITY CONTRACTOR
15. CONSTRUCTION SHOWN ON THIS PLAN IS NOT TO BE COMMENCED BEFORE OBTAINING ALL REQUIRED PERMITS
16. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF THE PROPOSED BUILDING, IF EXISTING AT THE TIME UTILITIES ARE INSTALLED BY SHEETING, SHIELDING, OR OTHER SATISFACTORY METHOD
17. OBSTRUCTIONS SHOWN ON THIS PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CORRECTNESS OF THE INFORMATION GIVEN IS NOT WARRANTED OR GUARANTEED. CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION
18. CONTRACTOR SHALL RESTORE ALL DISTURBED PAVING, SIGNALLING, OR LAWNS AFFECTED BY CONSTRUCTION SHOWN HEREON TO A CONDITION COMPARABLE TO THAT EXISTING BEFORE CONSTRUCTION
19. FILL, IF REQUIRED FOR THE SITE WILL BE FREE OF ORGANIC MATERIAL, ROCKS, OR BUILDING DEBRIS AND SHALL BE COMPACTED TO A MINIMUM COMPACTION OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-150 (MODIFIED PROCTOR METHOD)

SEE CONTINUATION OF GENERAL NOTES

- ZONING NOTES:
1. SITE GRANTED SPECIAL EXCEPTION FOR CL. A OFFICE BUILDING PERMITS 26-375-SPN(X)
 2. SITE GRANTED OFF-STREET PARKING PERMIT FOR 71 SPACES (SEE PERMITTING 26-375-SPN(X))
- OFF-STREET PARKING NOTES FOR RESIDENTIAL ZONE:
1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA
 2. NO LOADING, UNLOADING, OR ANY OTHER USE THAN PARKING IS PERMITTED IN PARKING AREA
 3. SITE WILL BE ILLUMINATED DURING PERIODS OF LOW VISIBILITY AND DURING HOURS OF DARKNESS UNTIL THE OFFICE BUILDING IS CLOSED. LIGHTING STANDARDS WILL BE 15 FT. HIGH AND WILL NOT BE PLACED INTO ADJACENT RESIDENTIAL PROPERTIES
 4. SCREENING WILL BE PROVIDED IN ACCORDANCE WITH APPROVED LANDSCAPE PLAN
 5. PARKING AREA WILL BE PAVED & PROPERLY DRAINAGE
 6. HOURS OF OPERATION WILL COINCIDE WITH THOSE OF OFFICE BUILDING

LEGEND

- ▲ LIGHT DIMENSION
- AMENITY OPEN SPACE
- EXISTING CONTAINS EX. SPOT ELEVATION
- PROP. CONTAINS PROP. SPOT ELEVATION

LOWER LEVEL PARKING

ROAD

LINCOLN STREET

YORK ROAD

DATE	REVISIONS
4/13/83	REV. DIM. NOTE / REVISED TITLE OF PLAN
4/13/83	REV. ZONING OF S. SIDE / USE OF ADJ. DWELLING

KIDDE CONSULTANTS, INC.
ENGINEERS • PLANNERS • SURVEYORS
1020 CROMWELL BRIDGE ROAD, BALTIMORE, MARYLAND 21204, 301-321-5500

COUNCILMANIC DISTRICT 4
CENSUS TRACT 403.03
DEED: ENK. & 6741/7 ACCT. N3 08-11-018500
WATERSHED-11 SUBWATERSHED-32

DEVELOPER:
SIMONS BUILDERS, INC.
315 E. JOPPA RD.
BALTO. MD. 21204 TEL. (301) 332-0090

PLAN TO ACCOMPANY PETITION FOR SIGN VARIANCE
OFFICE BUILDING 2831 YORK ROAD
ELECTION DISTRICT N3 3 BALTIMORE COUNTY, MARYLAND

SHEET	DATE	JOB NUMBER
1 OF 1	MAY 22, 1987	K.C.L. 87002
	SCALE: 1" = 20'	